



VG-371-2023-10

**Blanco County
Laura Walla
Blanco County Clerk**

Instrument Number: 10

Foreclosure Posting

Recorded On: April 11, 2023 01:52 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$3.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 10
Receipt Number: 20230411000013
Recorded Date/Time: April 11, 2023 01:52 PM
User: Melody E
Station: cclerk01

Record and Return To:

ALLEN M DEBARD



**STATE OF TEXAS
Blanco County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Blanco County, Texas

Laura Walla
Blanco County Clerk
Blanco County, TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

State of Texas §
 §
County of Blanco §

1. *Property to Be Sold.* The property to be sold is described as the real property, improvements, fixtures, personal property, rents and other property described in and mortgaged in the Deed of Trust, including the real property described as follows:

BEING a certain parcel or tract of land, more or less, situated in the City of Blanco, County of Blanco, State of Texas, consisting of 2.83 acres, more or less, and being a portion of the Horace Eggleston Survey No. 24, Abstract No. 1, and being the remainder part of that certain 3.00 acres as described in a Warranty Deed from Jim Little to Robert E. Costa, dated November 12, 1982, and recorded in Volume 108, page 392 of the Deed Records of Blanco County, State of Texas, said tract of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereto.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is that certain Deed of Trust dated June 6, 2014 as follows:

Grantors: Four Prismas, LLC

Recorded in: Deed of Trust recorded in the official real property records of Blanco County, Texas under Volume 492, Page 0808-0817.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: May 2, 2023

Time: The sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale will be completed within such three hour time period.

Place: At the area of the Blanco County Courthouse designated by the Commissioner's Court for holding such sales in Blanco County, Texas, or if no area is so designated, at the Courthouse door at which this notice is posted.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of all matters of record, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust and security agreement executed by Four Prismas, LLC.
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$250,000.00, executed by Four Prismas, LLC payable to the order of Security State Bank & Trust and (b) all renewals, modifications, and extensions of the note. Publius Capital, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.
7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: April 5, 2023



Allen M. DeBard or Paul Fletcher or Steven R. Brook, Substitute Trustee
745 E. Mulberry, Ste. 700, San Antonio, Texas 78212
(210) 736-6600 Ph; (210) 735-6889 Fax

STATE OF TEXAS

COUNTY OF BLANCO

FIELD NOTE DESCRIPTION OF A CERTAIN PARCEL OR TRACT OF LAND, BEING SITUATED IN THE CITY OF BLANCO, COUNTY OF BLANCO, STATE OF TEXAS, CONSISTING OF 2.83 ACRES, MORE OR LESS, AND BEING A PORTION OF THE HORACE EGGLESTON SURVEY NO.24, ABSTRACT NO. 1, AND BEING THE REMAINDER PART OF THAT CERTAIN 3.00 ACRES AS DESCRIBED IN A WARRANTY DEED FROM JIM LITTLE TO ROBERT E. COSTA, DATED NOVEMBER 12, 1982 AND RECORDED IN VOLUME 108, PAGE 392 OF THE DEED RECORDS OF BLANCO COUNTY, STATE OF TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" Iron stake set in the North line of Blanco Avenue, for the Southeast corner of this herein described tract of land, being the Southwest corner of a 2.00 acre tract of land in the name of the County of Blanco as found in a Deed recorded in Volume 104, Page 987 of the Deed Records of Blanco County, State of Texas, from this beginning point the intersection point of the North line of Blanco Avenue and the West line of Jones Avenue bears N70°00'48"E, 232.33 feet;

THENCE S70°00'48"W (S70°W) generally along a fence, along the North line of said Blanco Avenue, being the South line of this herein described tract of land, at a distance of 327.04 feet (327.16') to a set 1/2" Iron stake for the Southwest corner of this herein described tract of land, being the Southeast corner of a 4.778 acre tract of land in the name of Marfa Investments as found in a Deed recorded in Volume 145, Page 55 of the Deed Records of Blanco County, State of Texas;

THENCE N20°04'02"W (N20°W) generally along a fence, along the West line of this herein described tract of land, being the East line of the said 4.778 acres, at a distance of 375.01 feet (375.17') to a 1/2" Iron stake found west of a fence post for the Northwest corner of this herein described tract of land, being the Southwest corner of a 2.853 acre tract of land in the name of the City of Blanco as found in a Deed recorded in Volume 184, Page 210 of the Official Public Records of Blanco County, State of Texas;

THENCE N70°00'00"E (BEARING BASIS) leaving said fence, along the North line of this herein described tract of land, being the South line of the said 2.853 acres, at 94.78 feet passing a fence post and continuing generally along a fence for a total distance of 331.00 feet (330.67') to a rail road spike found North of a fence corner post for the Northeast corner of this herein described tract of land, being the Northwest corner of a 2.00 acre tract of land in the name of the County of Blanco as found in a Deed recorded in Volume 104, Page 987 of the Deed Records of Blanco County, State of Texas;

THENCE S19°27'43"E (S19°31'00"E) generally along a fence, along the East line of this herein described tract of land, being the West line of the said 2.00 acres, at a distance of 375.09 feet (375.00') to the PLACE OF BEGINNING, containing 2.83 acres, more or less, within these metes and bounds.

I, Thomas G. Pattison, do hereby certify, that the foregoing field note description was prepared from an actual survey as made on the ground by me, under my supervision and direction and that the same are true and correct. NOTE: BASIS OF BEARINGS derived from the South line of a 2.853 acre tract of land, being the North line of this herein described tract of land as described in Volume 184, Page 210 of the Deed Records of Blanco county, Texas.

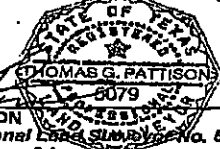

THOMAS G. PATTISON
Registered Professional Land Surveyor No. 5079
Dated this the 16th Day of June, 1995

EXHIBIT A